

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	A	Overall
Program Progress:				PJs in State:	7		
% of Funds Committed	98.17 %	98.60 %	5	97.21 %	59	52	
% of Funds Disbursed	90.41 %	92.55 %	5	90.53 %	44	41	
Leveraging Ratio for Rental Activities	4.9	4.44	1	4.97	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	92.39 %	93.41 %	6	85.01 %	56	35	
% of Completed CHDO Disbursements to All CHDO Reservations***	66.59 %	70.79 %	5	73.71 %	29	29	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	76.22 %	69.65 %	2	81.48 %	36	27	
% of 0-30% AMI Renters to All Renters***	47.03 %	32.86 %	1	45.54 %	54	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.21 %	97.36 %	1	96.14 %	58	50	
Overall Ranking:			In State:	2 / 7	Nationally:	54	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$35,740	\$25,519		\$28,248	757 Units	20.50 %	
Homebuyer Unit	\$12,514	\$12,473		\$15,487	1,783 Units	48.40 %	
Homeowner-Rehab Unit	\$12,361	\$11,719		\$0	1,144 Units	31.10 %	
TBRA Unit	\$0	\$3,332		\$3,211	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Louis MO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$116,751	\$80,471	\$17,053
State:*	\$114,391	\$83,666	\$15,884
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.03

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	11.1	30.2	48.4	0.0	Single/Non-Elderly:	38.7	40.0	32.4	0.0
Black/African American:	87.0	63.0	49.2	0.0	Elderly:	25.2	2.6	22.9	0.0
Asian:	0.5	0.7	0.3	0.0	Related/Single Parent:	29.4	35.0	19.9	0.0
American Indian/Alaska Native:	0.0	0.1	0.1	0.0	Related/Two Parent:	4.1	17.1	18.6	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.2	0.0	Other:	2.4	4.8	6.1	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.1	0.3	0.0					
Black/African American and White:	0.0	0.1	0.5	0.0					
American Indian/Alaska Native and Black:	0.0	0.2	0.1	0.0					
Other Multi Racial:	0.3	0.3	0.2	0.0					
Asian/Pacific Islander:	0.4	2.8	0.0	0.0					
ETHNICITY:									
Hispanic	0.8	1.9	0.8	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	46.2	28.5	40.8	0.0	Section 8:	41.9	0.1 [#]		
2 Persons:	20.8	23.6	27.2	0.0	HOME TBRA:	3.6			
3 Persons:	17.2	20.6	12.9	0.0	Other:	6.1			
4 Persons:	9.1	15.3	9.6	0.0	No Assistance:	48.3			
5 Persons:	4.4	7.1	4.6	0.0					
6 Persons:	1.5	2.9	2.8	0.0					
7 Persons:	0.7	0.7	1.1	0.0					
8 or more Persons:	0.3	0.6	0.9	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				54

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Louis State: MO Group Rank: 54
 (Percentile)
 State Rank: 2 / 7 PJs Overall Rank: 0
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	92.39	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	66.59	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.22	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	99.21	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	1.77	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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